



HOME OCCUPATIONS

(ALL RESIDENTIAL DISTRICTS)

City of Sedona

This outlines the typical information needed for a Home Occupation business. For further information, contact **Community Development Services, 102 Roadrunner Drive, Sedona, Arizona 86336, (928) 282-1154.**

Home Occupation means any uses of a vocational or professional nature which are customarily conducted entirely within a dwelling or an accessory building; are clearly incidental, secondary and in addition to the use of the structure for dwelling purposes; and are managed in such a way that does not change the character of the dwelling or adversely affect surrounding properties.

Home Occupation uses are subject to the following conditions:

- a. A home occupation shall be conducted in a dwelling or accessory building on a property that is also used as a primary residence by the proprietor of the home occupation.
- b. In no way shall the appearance of the structure or premises be altered or the conduct of the occupation within the structure be reasonably recognized as serving a non-residential use (by color, materials, construction, lighting, signs, sounds, vibrations, display of equipment, etc.).
- c. No one other than a resident of the dwelling shall be employed in the conduct of a home occupation.
- d. The use shall not generate more pedestrian or vehicular traffic than typical to the district in which it is located.
- e. No indoor or outdoor storage of materials and/or supplies, including vehicles or equipment used in the occupation, shall be permitted which will be hazardous to surrounding neighbors or detrimental to the residential character of the neighborhood.
- f. The total useable floor space area dedicated to home occupation uses in any primary dwelling or accessory structure shall not exceed twenty-five percent (25%) of the gross floor area on the site.
- g. There shall be no use of utilities or community facilities beyond that typical to the use of the property for residential purposes.
- h. A home occupation shall not create any radio, television, computer or power line interference or noise audible beyond the boundaries of the site.
- i. No smoke, odor, liquid or solid waste shall be emitted.
- j. The conduct of the home occupation shall not interfere with the maintenance of the required off-street parking spaces on the property.